



naomi j ryan  
estate agents



Ground Floor Flat



Bedrooms: 2



Bathrooms: 2



Receptions: 1



Gas Central Heating



Garage



Communal Grounds Council Tax Band: B

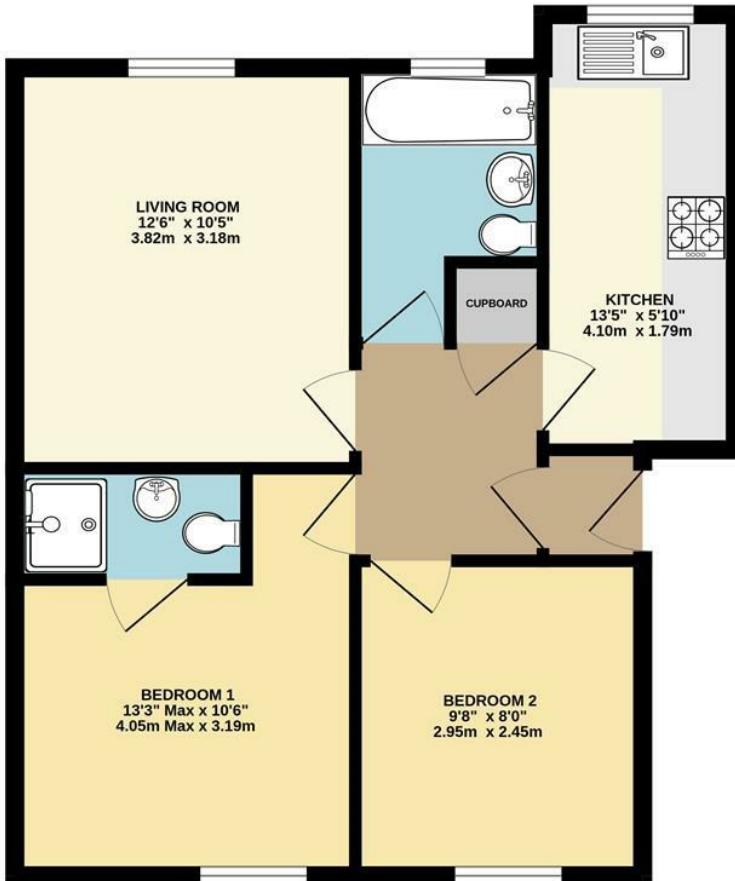


£185,000 Leasehold

41 Lewis Crescent,  
Clyst Heath, Exeter, EX2 7TD

[www.naomijryan.co.uk](http://www.naomijryan.co.uk)

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025



## SUMMARY

A superb two-bedroom ground-floor flat, modernised by the current owner and offering well-presented accommodation throughout.

Clyst Heath is a popular modern development on the Eastern outskirts of the city, offering excellent access to major link roads, including the M5 motorway, A38/380 and the A30 and a good range of local facilities, including Digby & Sowton Railway Station and the popular Park and Ride service, both of which connect to the City Centre.

The spacious accommodation comprises entrance hall, a living room, a modern fitted kitchen, two double bedrooms, a modern ensuite shower room and a separate bathroom. The flat has gas central heating and double glazing.

Outside, there is a single garage located in a block to the front of the building.

### LEASEHOLD INFORMATION

Length of Lease: 999 years from 1 October 1997

Annual Service Charge: £2,005.56

Annual Ground Rent: Awaiting Information.

Service Charge Review Period (Year/Month): Yearly.

Ground Rent Review Period (Year/Month): Yearly.

### MATERIAL INFORMATION

Construction notes: Brick

Utilities: Mains water, electricity, drainage, and gas.

Broadband and Mobile Coverage: For an indication of specific speeds and supply or coverage in the area, we recommend checking with Ofcom by visiting their web site.  
<https://checker.ofcom.org.uk>

### VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

### REFERRAL FEE DISCLOSURE

We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the services and can seek alternative providers of these services. Further information is available on our web site.



